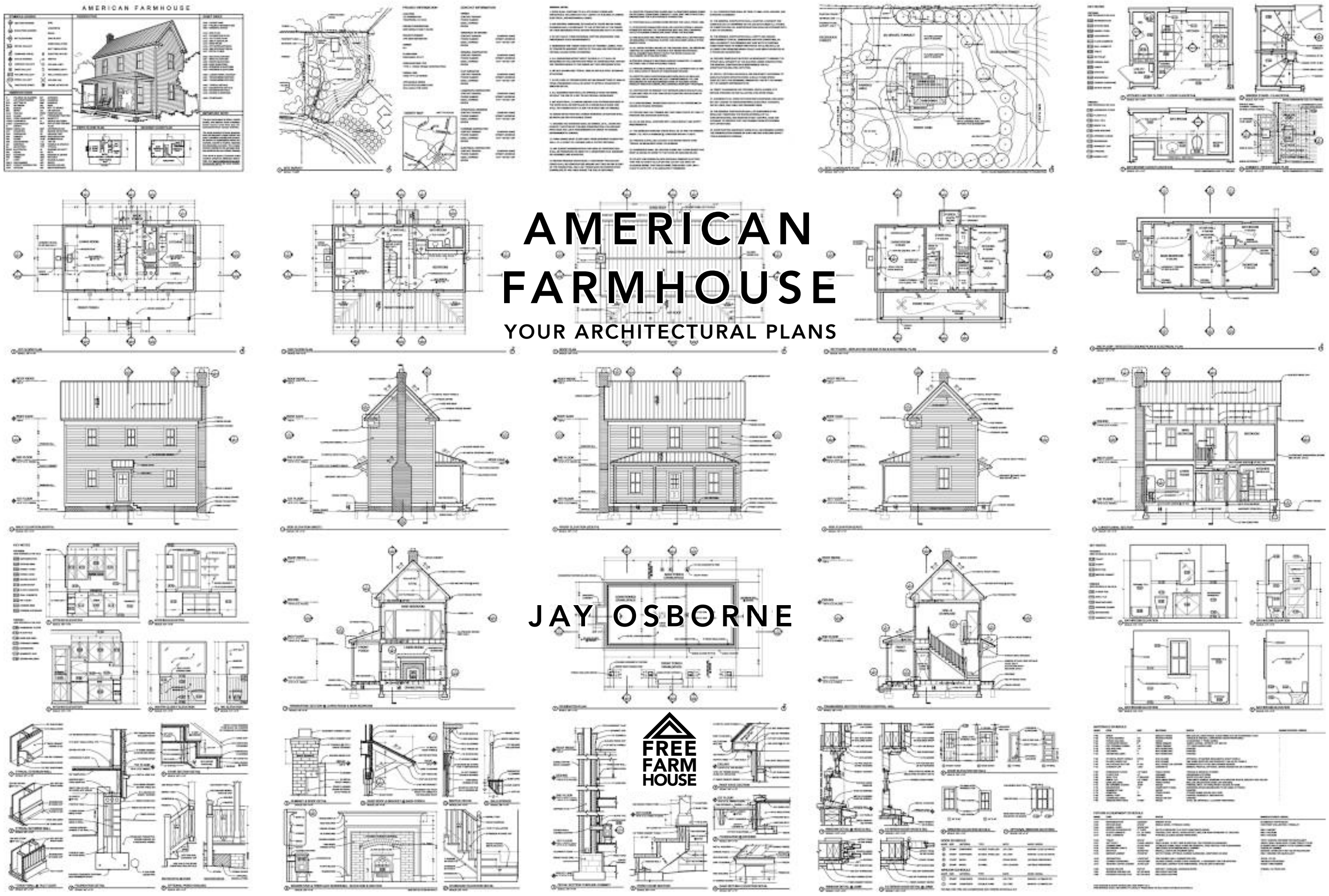

AMERICAN FARMHOUSE

YOUR ARCHITECTURAL PLANS

JAY OSBORNE

FREE FARM HOUSE

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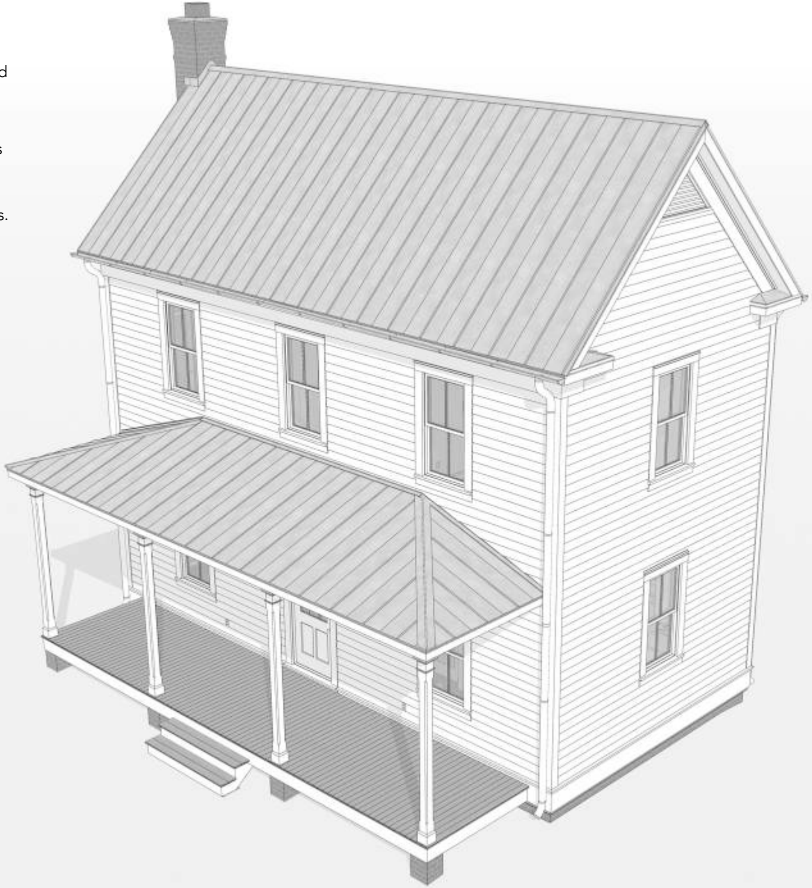
I found an old farmhouse abandoned and overgrown in a Virginia forest. Despite its profound simplicity, I wondered about everything it could teach me. This design was inspired by that forgotten home.

Architectural Plans & 3D Renderings

This book contains the plans for a simple American house. From California to the Carolinas, these farmhouses cropped up everywhere in the 1800s. Though small, this house can grow over time and be customized to fit your needs.

With the turn of each page, detailed architectural drawings are placed side-by-side with renderings and explanations. The technical drawings are precise, but also unintuitive—because nobody sees the world in lines and flat projections. The 3D renderings make the design easier to understand. Derived from the digital model, these renderings help translate the blueprints for you, like a Rosetta Stone for deciphering the hieroglyphics of architectural drawings.



These drawings are free for you to copy, personalize, and improve.

An Example to Build Upon

Start with a simple dream and build from there. Grow your house over time to avoid excessive debt. This small design can be enlarged along with your family, income, and needs. Here are the plans for getting you started.

This design is a template. In architectural practice, templates are necessary to avoid redundant work, and to outline what the plans must include. This work is a foundation to build on.

Each site, person, and budget require novel considerations. You can use free design tools and digital files to customize this design and make it your own.

As a practical matter, it is necessary that somebody else take responsibility for making this design conform to local codes and conditions. Many architects and building contractors will gladly help you turn these drawings into your new home.

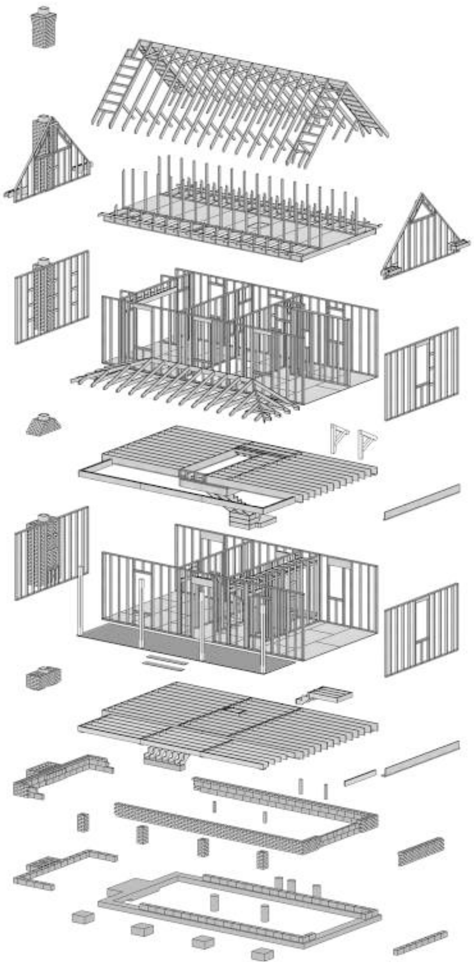
The First Open-Source House

This project is the first of its kind. It is the first open-source house design that you could conceivably build from and live within. A few projects made the same claim, but they failed at providing usable, downloadable files for house blueprints. Some didn't even design a real house. Here, the work is useful. Editable files— like CAD files and digital models— can be downloaded for free online. They contain almost all of the information needed in the plans for a normal house.

At **FreeFarmhouse.com**, you can find these resources:

- CAD files, for editing the architectural drawing set.
- PDF files with the construction drawings and renderings.
- An extremely intricate digital model of the construction.
- Various other images and drawings depicting the house.

This is an art project. All the content was made to be distributed under an open-source license. It is now yours, so be responsible.



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Make your house a home.

A house is a commodity. A home is part of your identity. Homes reflect the desires of their inhabitants. Like clothing, we can express ourselves with architecture. Unlike clothing, buildings represent many lives over long spans of time.

The righthand page has notes that only lawyers tend to read. Instead of describing those notes, this page explains how you can adapt this design according to your needs. Such changes include:

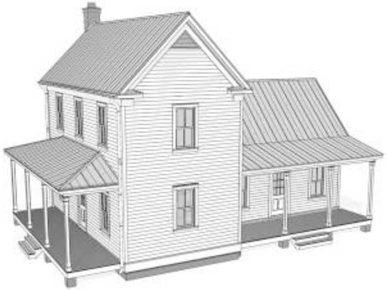
Spatial and Structural Modifications
This is a small house. Of course, most people instinctively think about increasing its size. This can certainly be done. Though if you're not careful, the house's proportions may slump down like a melting stick of butter. While it may be easy to add a couple of feet to any of a room's dimensions, larger changes should require an additional building mass.

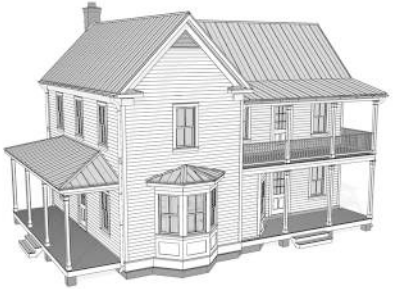
Building Additions
Don't squeeze another room into the building envelope. The house will balloon beyond recognition. Instead, add an additional mass (like a building wing). This not only makes the proportions of your house look more historical, but also gives it the charm of appearing like it has grown over time.

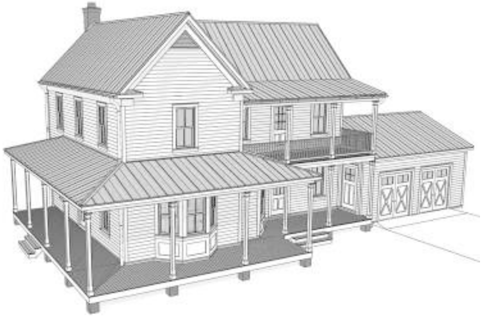
Material Changes
Good materials look better with time. They can make a bland house look incredible. As your house's construction drains your bank account, cheap materials will tempt you. Yet they inevitably make expensive problems in the future. Use the best materials you can within your budget.

Decorative Elaborations
This design balances elegance with economy. Feel free to add shutters, dormers, and intricate moldings. Nature's beautiful fractals prove the virtue of adding appropriate detailing. Ornamentation is not a crime.

Site-Specific Adaptations
When siting a house, consider neighbors, codes, climate, sunlight, and the occasional disaster. Site-specificity is easier than it sounds, though many factors are involved.







Quick Ideas for Design Customizations

Spatial and Structural Modifications

Structural Systems
This design uses conventional wood-framed construction, but it can be made differently. The foundation, roof, and exterior walls may require changes. For instance, you could use a slab foundation, prefabricated roof trusses, or I-joists.

Resizing Rooms
Though hard to shrink (and still meet code), each room can be enlarged by a foot or two. Don't add more than four, or else major structural changes may be required. Also, overly widened houses can look flabby and deflated. Traditional proportions are more vertical than those in modern houses.

Building Mass Additions

Rear Additions
Adding to the back is easy and encouraged. Make an L- or T-shaped plan with a two-story rear addition. Put a master bedroom suite upstairs. Below it, make a better living room or a spacious kitchen. Later, add a garage or a guest suite.

Side Additions
Elongate the house. Flank it with new rooms on each side. The kitchen can grow to fill the old dining area. Upstairs, add a bedroom and a master suite. This lengthened layout maintains excellent daylighting and natural ventilation.

Material Changes

Upgrades
Consider cedar decking, beadboard ceilings, slate roofing, board and batten siding, and rough stone (instead of brick).

Degradations
Do not use vinyl siding, industrial roofing, or wall-to-wall carpeting. Such cheap materials are expensive to rip out.

Decorative Elaborations

Adding
Embellish your home based on your personal tastes. Think about corner brackets, bay windows, or antique fixtures.

Removing
Don't remove something until you understand it. The details can be less formal, yet still exquisitely elegant.

A house must belong somewhere.

A design template cannot address everything that matters. Each site comes with its own challenges and opportunities. This design can work across most of America, but it must be adapted in some way to each location.

A set of architectural drawings is like an elaborate fiction. Here, the site plan is pure fantasy. It is an example. To use this design template, it must be tailored to your situation.

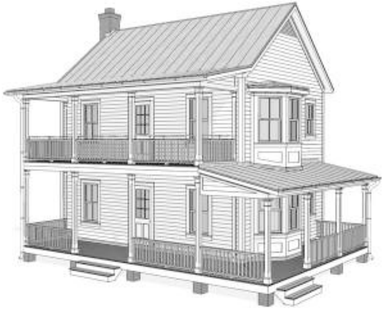
Such changes must consider the following issues:

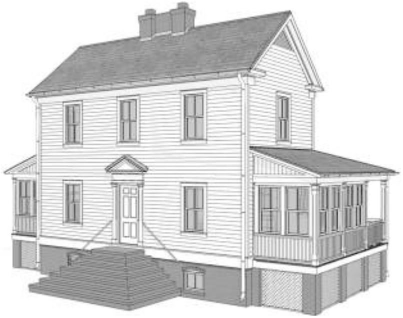
Climate
Traditional architecture took climate seriously. Today, we can engineer our problems away. We all feel empowered by electricity, air conditioning, and heating systems; but these conveniences are not so liberating when they fail. Historical buildings don't rely as much on new technologies because they are shaped by the limitations of their time. Their forms are not just eye candy— they usually function for some purpose. Form fulfills function.

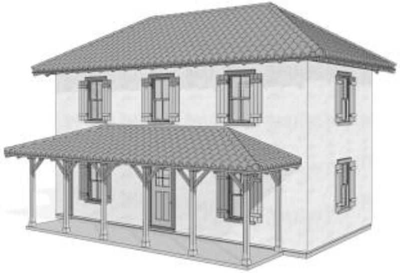
Community
We are the product of our cultures and communities. Our complex society works because we work with each other. Whether by law or by choice, our homes must embody the desires of others. A neighborhood may have restrictive covenants. Future inhabitants, to whom you may need to sell your house someday, have some expectations as well. Your house is more than just *your* house.

Landscape
Sadly, most buildings look better when covered by plants. Plants also have many practical purposes, like providing shade in the summer, or windbreaks in winter. As said by Frank Lloyd Wright, "Doctors can bury their mistakes. Architects cover them with ivy."

Disasters
Depending on the location, a design may need to consider storms, floods, earthquakes, and wildfires. Most alterations are actually simple, cheap, and straightforward (as long as you aren't dealing with volcanoes, tsunamis, or asteroids).







Quick Ideas for Site-Based Adjustments

Climate

Solar Orientation
The porch of the house should generally face the midday sun. Place smaller (or fewer) windows on the opposite side.

Hot Climates
Raise the ceiling. Maybe extend the roof overhangs. Add a wrap-around (or two-story) porch. Plant more trees nearby.

Cold Climates
Lower the ceiling to eight feet. Consider 2x6 exterior studs or outboard rigid insulation. Pull the chimney stack inside.

Community

Material Changes
Adopt the neighborhood material palette. Consider walls of natural wood or stucco. Or roofing of slate, shingle, or tile.

Style Variations
Add more moldings and decorative trim. Make it Victorian, rustic, or whatever you wish. Perhaps reorient the porch.

Landscaping & Vegetation

A Natural Aesthetic
Save costs and avoid irrigation with native vegetation. Reduce maintenance with tall grasses and shrubs.

Deciduous Trees
They prevent the summer sun from overheating the house. With no leaves in the winter, the sunshine radiates through.

Natural Disasters

Storms
Keep the roof on with hurricane straps. Operable shutters protect the windows. Rainscreen siding helps walls dry out.

Floods
Raise the first floor. Then add a porch railing, as necessary. An unvented crawlspace reduces water infiltration.

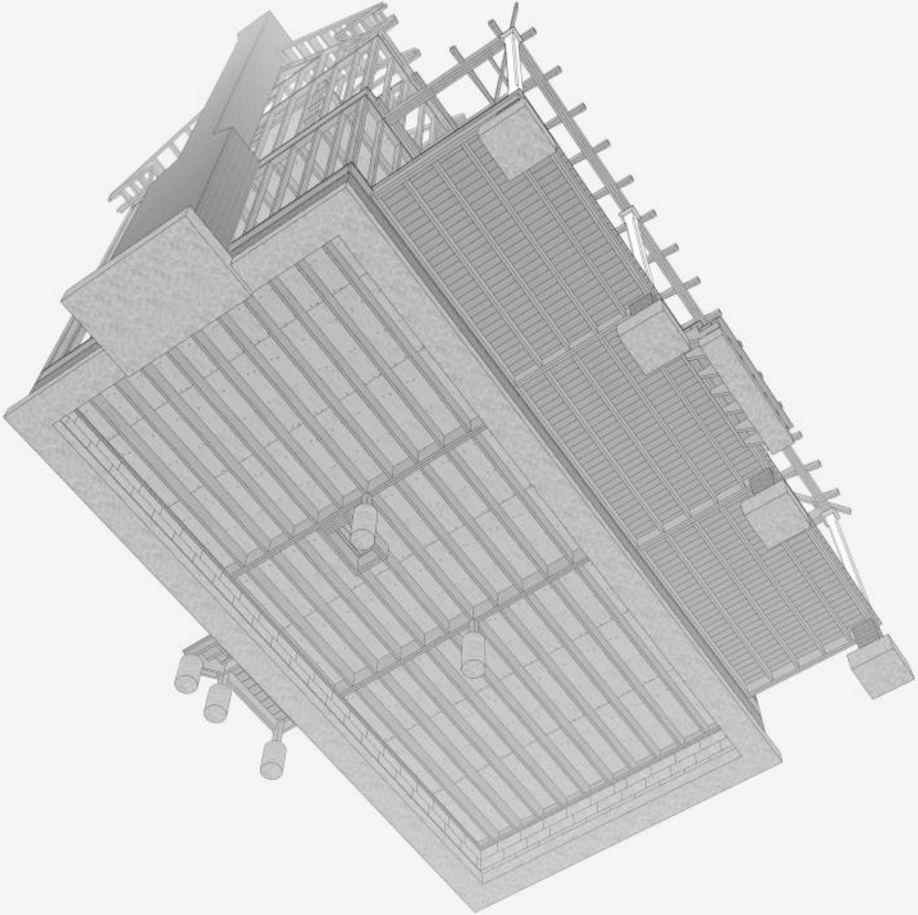
Wildfires
Fiber cement siding and metal roofing will help. The porch ceiling and decking will also need to be noncombustible.

Earthquakes
Chimneys often fall in an earthquake. All masonry must be reinforced. Use hangers to keep beams on their supports.

The Foundation

It all starts with a foundation. As in many houses, this design has a crawlspace. The load-bearing masonry stem wall is uncommon these days, but almost universal in old buildings. Today, brick is almost always used as a veneer, rather than a structural material as is shown here.

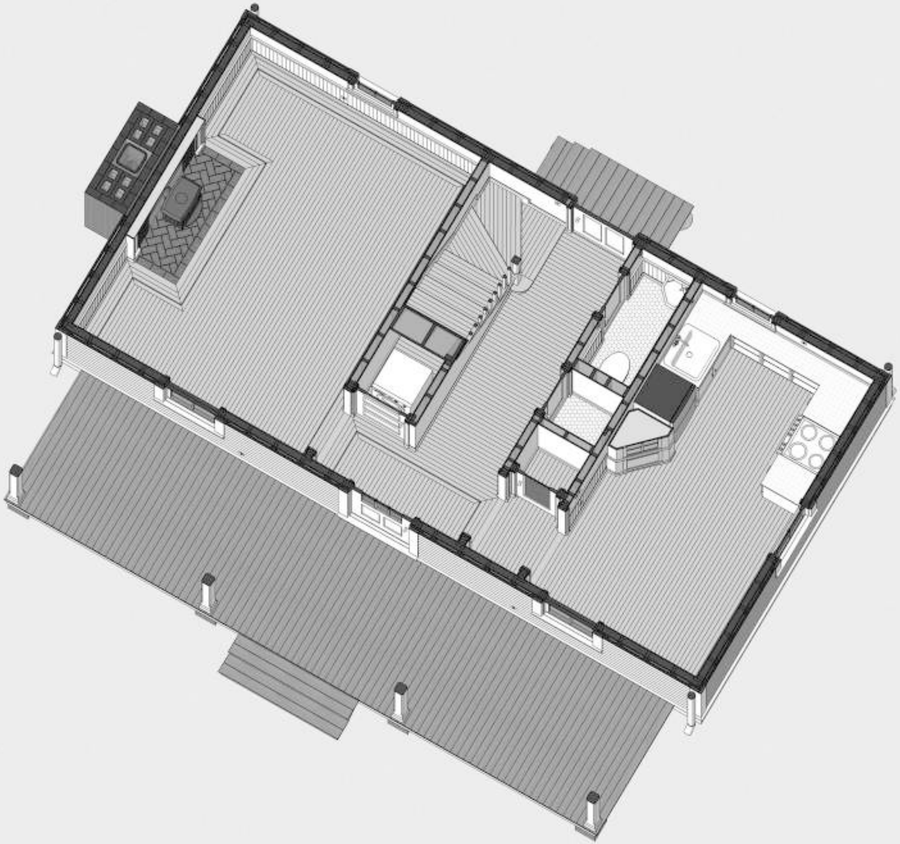
This design assumes normal conditions. In reality, foundations are engineered to local soil, seismic, and climate conditions. So you can build on a slab. Or a basement (which is practical up north where all foundations extend deeper to the frost line). More than any other part of a house, a foundation must be site-specific.



First Floor

This “single-pile” or “central-passage” house is a lesson in simplicity. Just a single room deep, it consists of two rooms flanking a central hall and staircase, on each of the two floors.

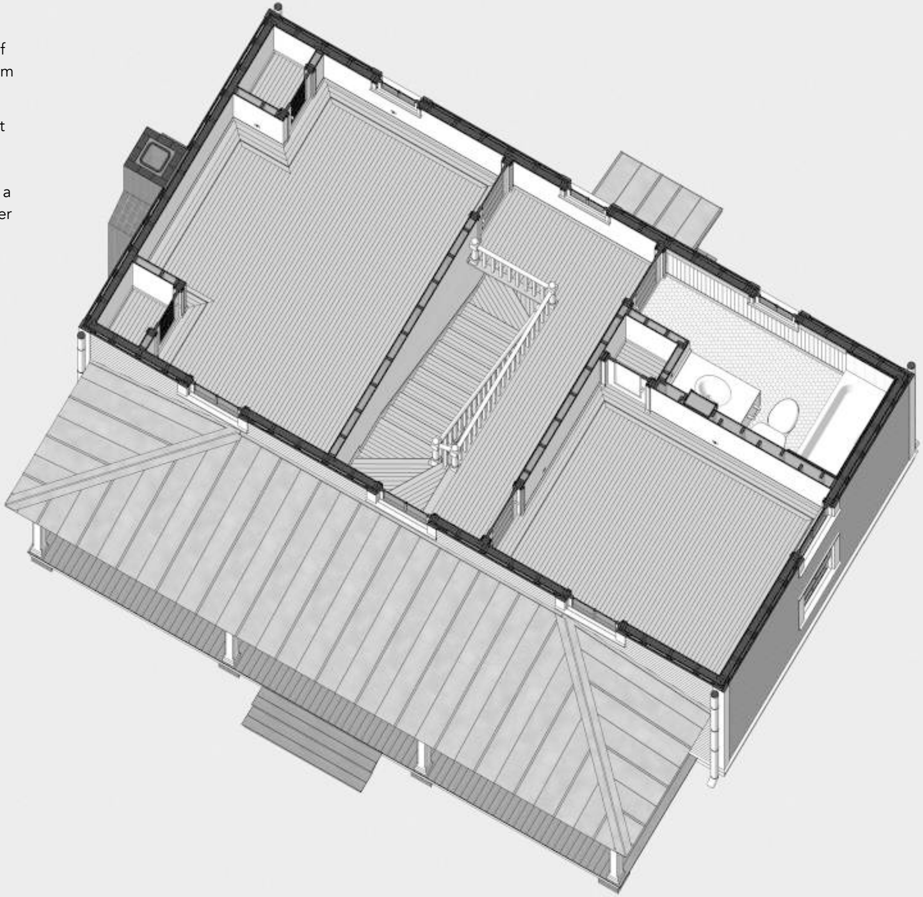
Aside from the front porch, the house measures a mere 16 feet by 32 feet, with a total square footage of only 975 square feet. Though it would be easy to add two feet to each room, try not to expand it too much, or else the exterior proportions will appear to sag under the weight of your ambitions.



Second Floor

Upstairs, the primary bedroom is only a couple of hops away from the bathroom. A smaller bedroom is on the other side of the central hall.

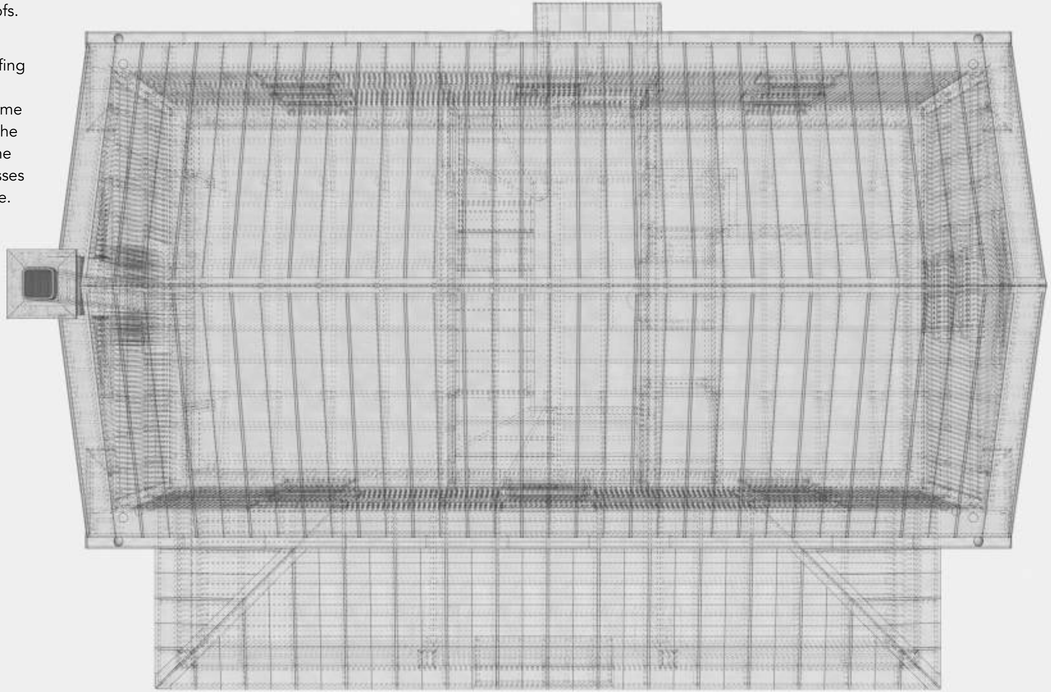
The winder stairs are designed according to strict standards. Reducing the width of the house will require lowering the ceilings. These stairs might look hard to build, but they aren't. They are only a series of superimposed platforms, as seen in other drawings and images in this book.



The Roof

The most fundamental requirement for a shelter is a roof. Practical builders make them simple. Many old buildings are, in essence, designed from the top down, with complex walls under simple roofs.

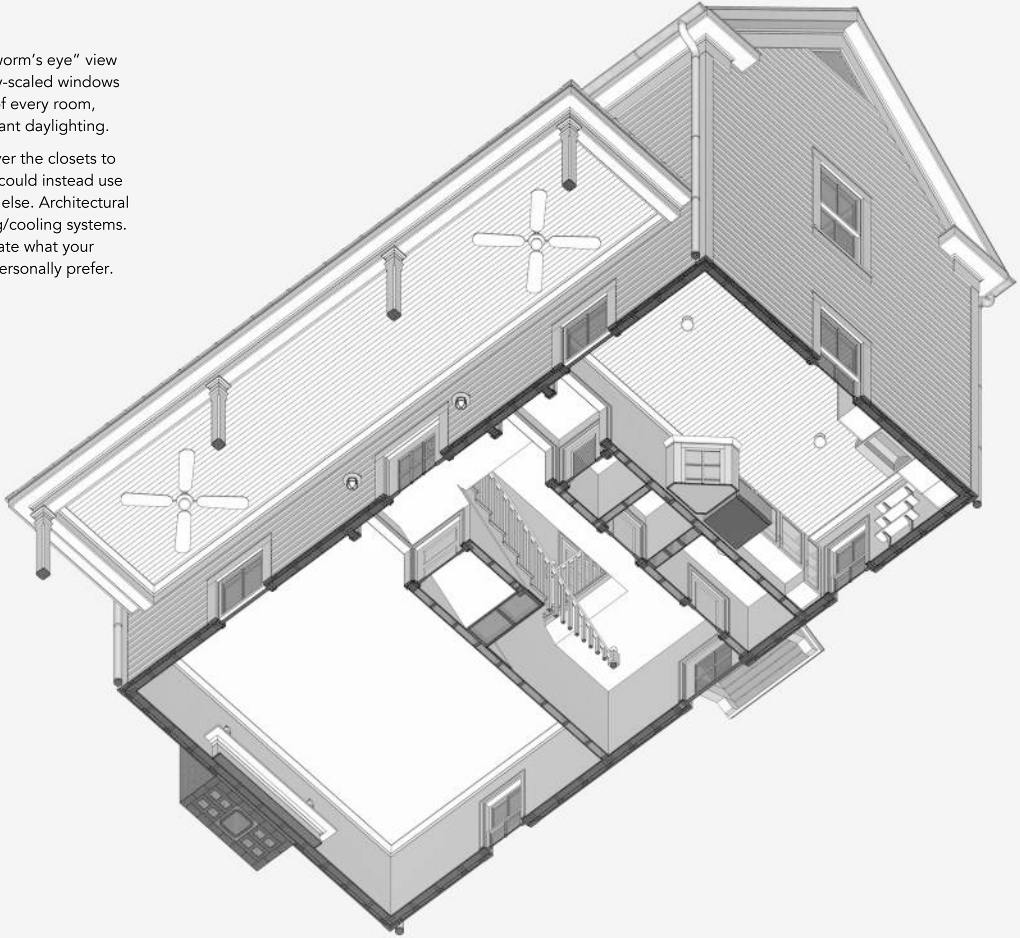
The metal panels of this roof are easy to install, and sound like music on a rainy day. Other roofing materials may be used, and they can help the design fit its context. Slate makes it more at home in New England. Wood shingles can take it to the Pacific Northwest. Or use corrugated steel in the Southwest. But avoid adding frivolous roof masses that complicate the waterproofing and structure.



Downstairs Ceiling

A ceiling is best portrayed in a "worm's eye" view like this one. Seen here, modestly-scaled windows are placed on at least two sides of every room, enabling cross breezes and pleasant daylighting.

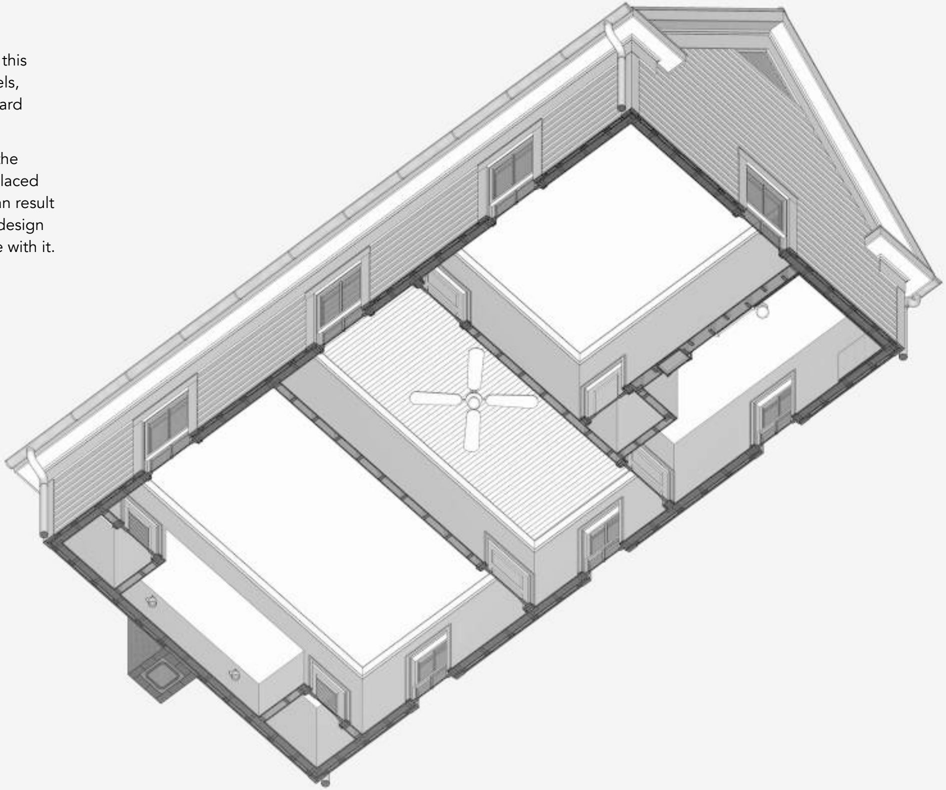
On this level, the ceiling drops over the closets to provide space for ductwork. You could instead use radiant floor heating, or anything else. Architectural house plans rarely specify heating/cooling systems. This design is able to accommodate what your climate demands and what you personally prefer.

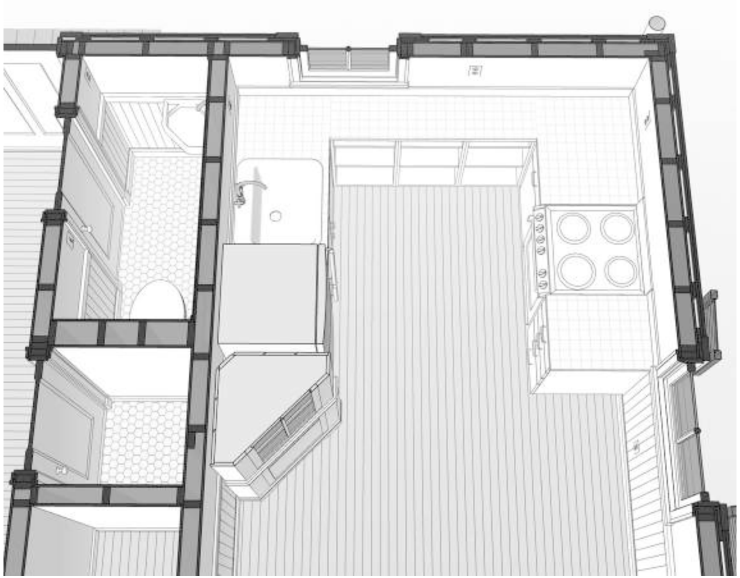


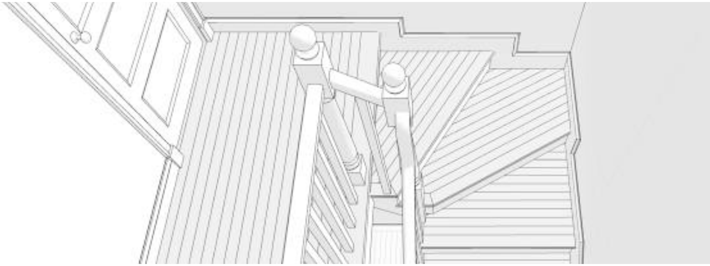
Upstairs Ceiling

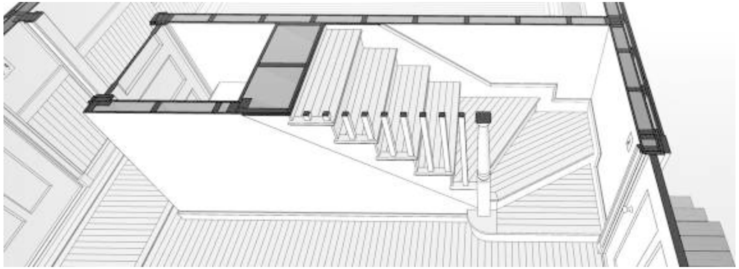
Don't let your ceiling be an afterthought. In this design, some ceilings have beadboard panels, which were common before gypsum wallboard (also known as drywall) became ubiquitous.

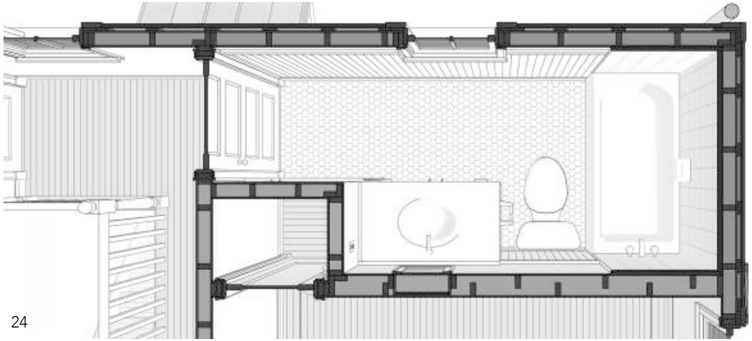
A ceiling fan increases the air circulation in the central hall. In many rooms, lighting is not placed directly in the center of the ceiling (which can result in drab monotonous illumination). Lighting design is its own art form, so feel free to be creative with it.

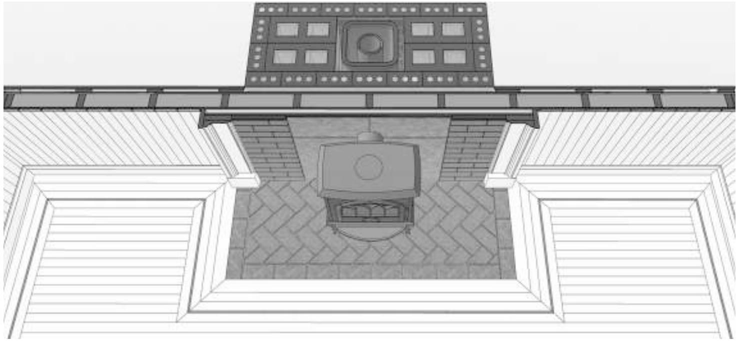








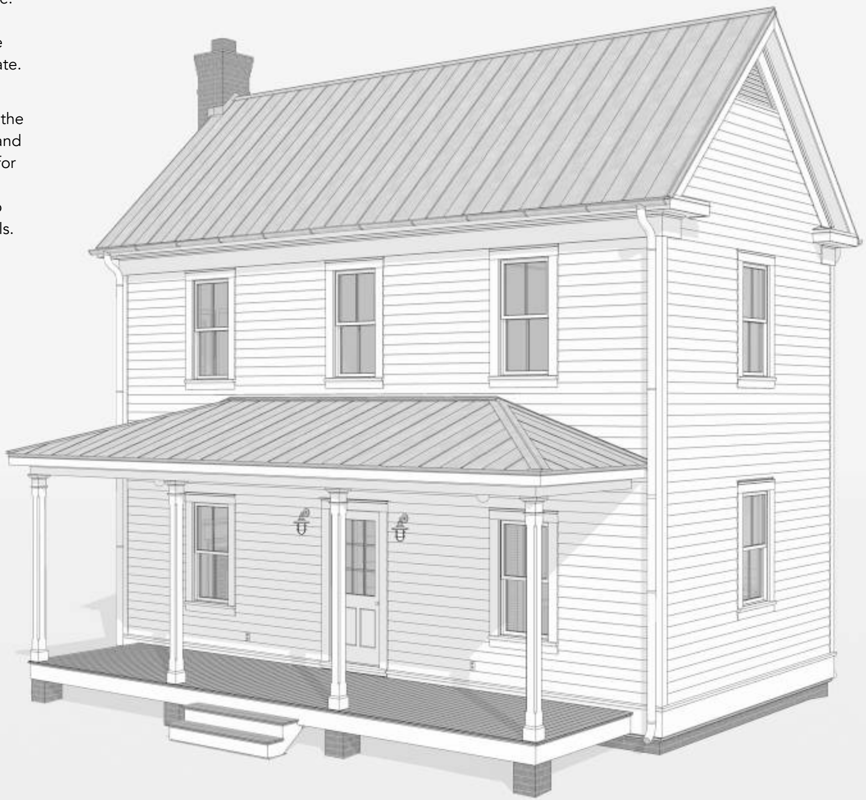




The Front of the House

America is home to countless houses like this one. Even within a culture that celebrates novelty and nonconformity, most people understand that the best designs are those that others want to emulate. Copies testify to the value of an original idea.

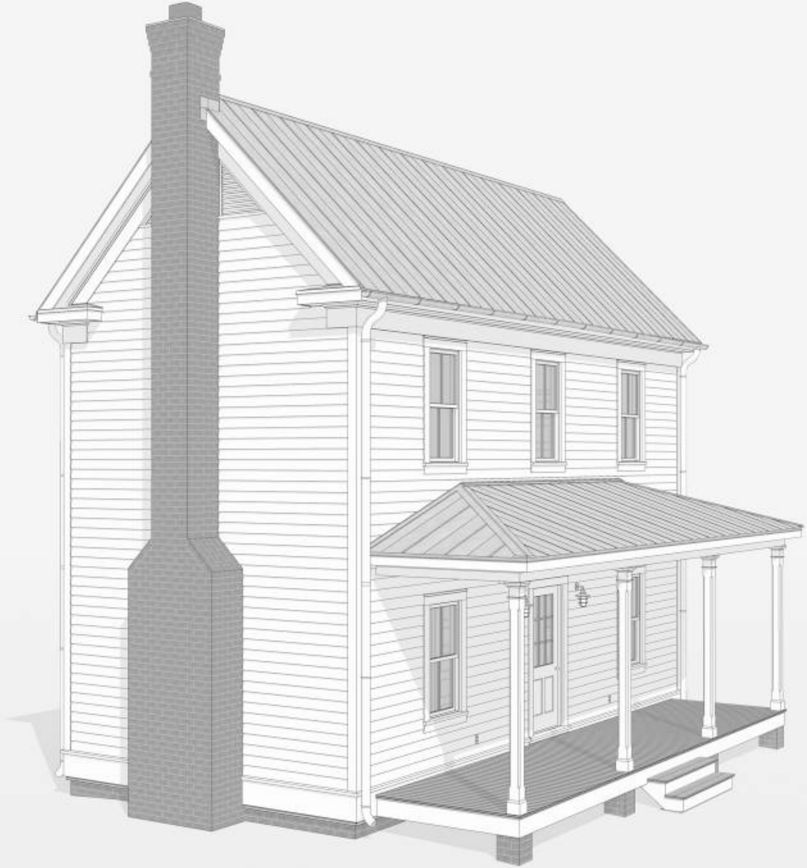
Though creative people often prefer to reinvent the wheel, it's usually better to copy the best ideas and build on top of them. You will always find room for creativity and self-expression (that is, if you truly appreciate the art form). And though it is easy to add and elaborate, don't forget the fundamentals. Good ideas tend to be simple.



The Western Side

A fireplace may be luxurious for such a small house, but a woodstove is appropriate. Its load-bearing brick chimney is detailed as it would have been a century ago, so it might not survive an earthquake. Be warned. An engineer should check its details.

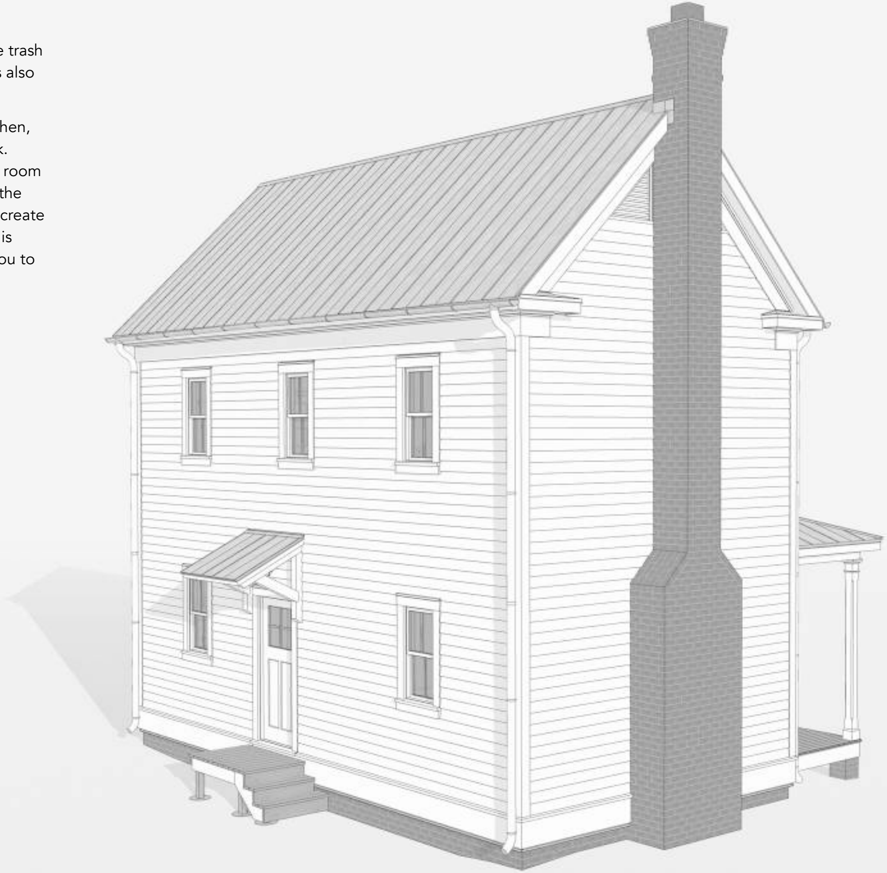
The west-facing wall has no openings, to avoid overheating in the harsh low rays of the setting sun. Yet for daylighting and cross-ventilation, many small windows are better than a few large ones.



The Back of the House

Every practical building has a place where the trash cans go. For this little house, it's the back. It's also where the additions can go.

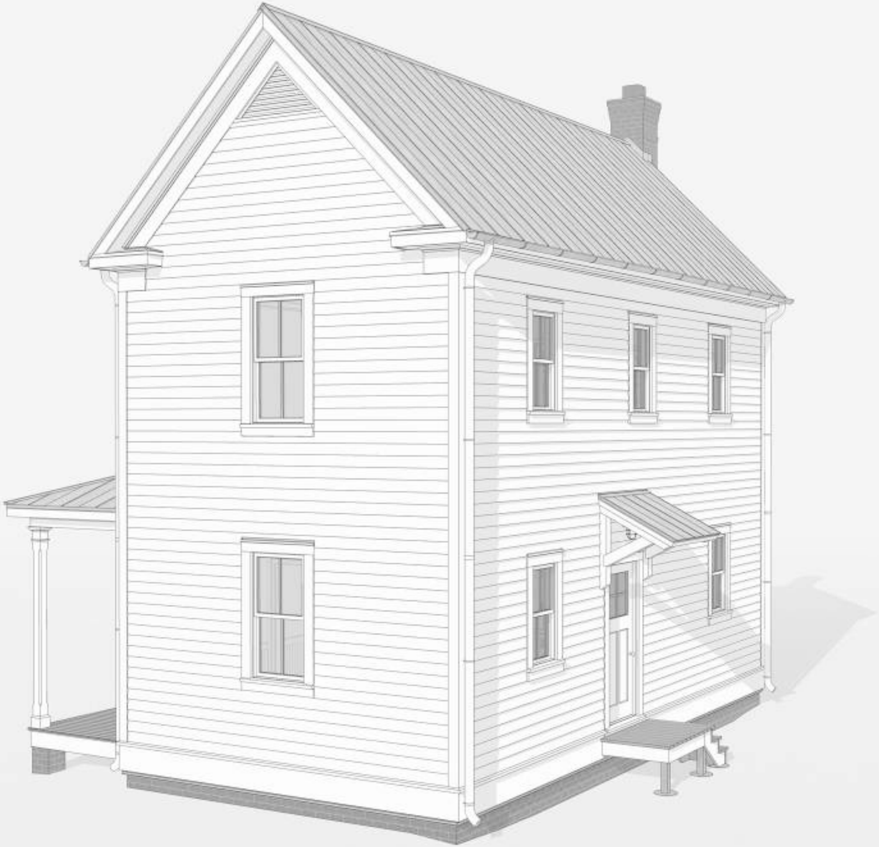
Maybe you would like a garage, a bigger kitchen, or a larger bedroom suite. Build it to the back. Don't inflate the house by squeezing another room inside. Instead, build additional masses, as if the house has grown over time. Use additions to create a T- or L-shaped plan. The back of the house is intended to look incomplete. May it inspire you to build out your dreams over time.



The Eastern Side

At the bottom of the roof, eave returns wrap around the corners. Though once common, eave returns became rare in modern construction. Such details make a traditional house feel authentic.

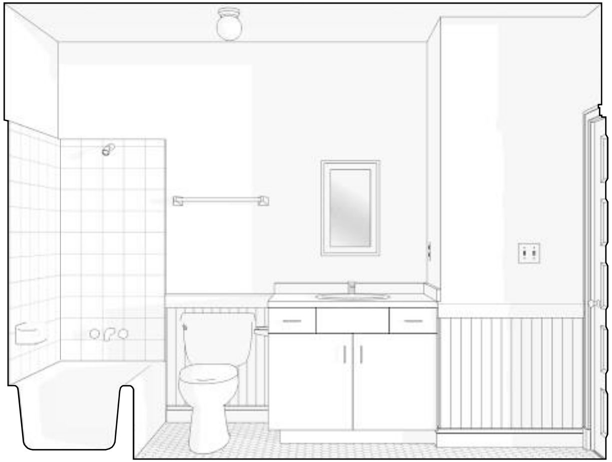
Vinyl siding ruins such details. Its ubiquity makes it necessary to explain why you should never use it. Vinyl siding fails at all the edges, forming all kinds of ugly compromises. The edges are all snapped together, as flimsy and fake as a cheap plastic toy. And over time, as the sun cracks and bleaches it, you may have to send it all to the landfill.

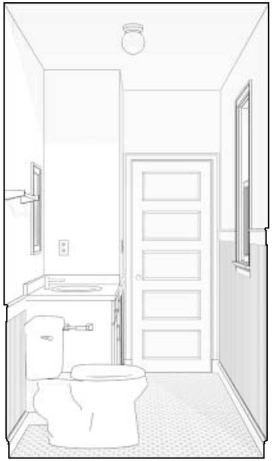


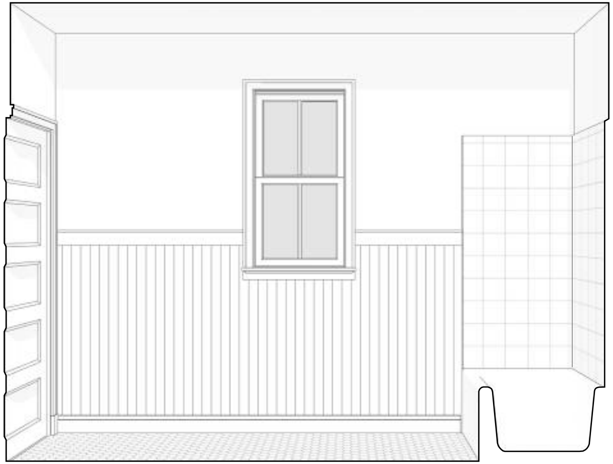
The Upstairs Bathroom

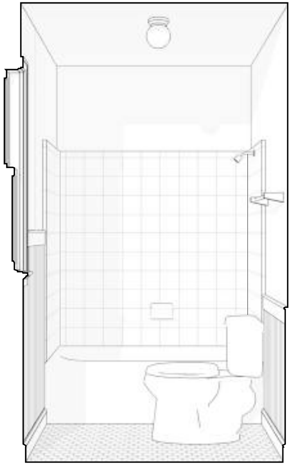
This is a normal bathroom. It is three steps from the master bedroom. Some “masters” might hate the idea of walking across the hall to get to a shared bathroom. Those pampered princesses need a lesson in life.

A small house is not a compromise. It’s an ideal. It all comes down to one question: What matters? Don’t bury yourself with crap. The more space you have, the more stuff you will buy to fill it. Instead, live like you are traveling with a small backpack. Then you can enjoy your belongings without being distracted by the weight of your baggage. The only price of simplicity is giving up unnecessary luxuries, like your own personal toilet. It’s worth the price.





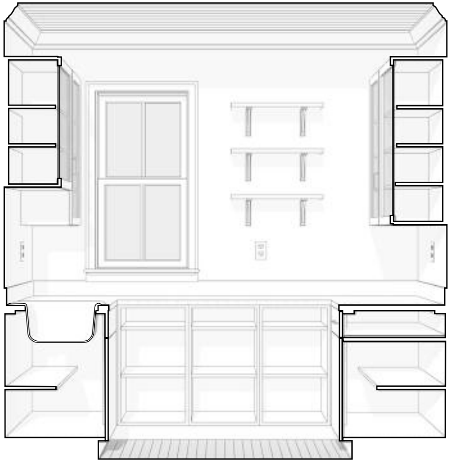


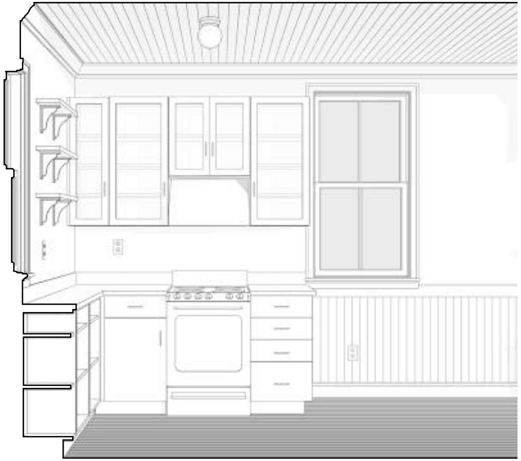


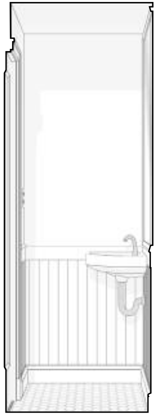
The Kitchen and Half Bath

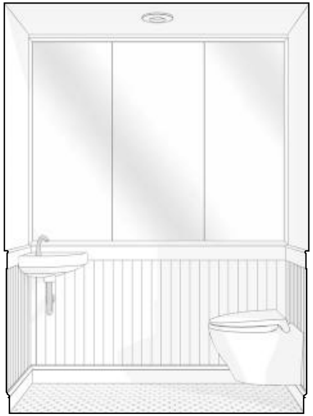
Every inch matters in a tiny house. In the kitchen, a narrow countertop provides space for chopping and whatnot, with open shelves below. A corner cupboard provides a bookend to soften the icy modernity of the fridge.

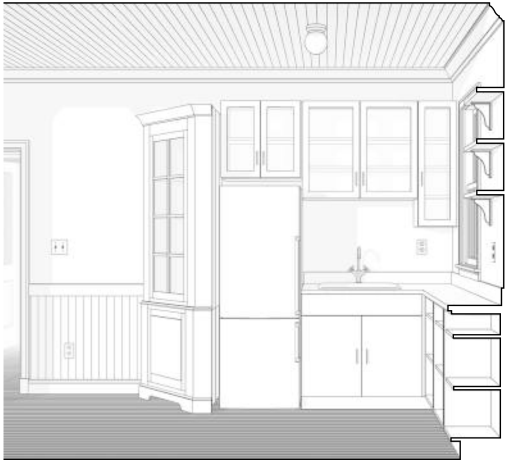
By the back door in the central hall, a tiny powder room has a wall-mounted toilet and a corner sink. Although minimal in size for a bathroom, the mirror wall will make it feel twice as large. If you are still feeling claustrophobic, this water closet could become another kind of closet instead.







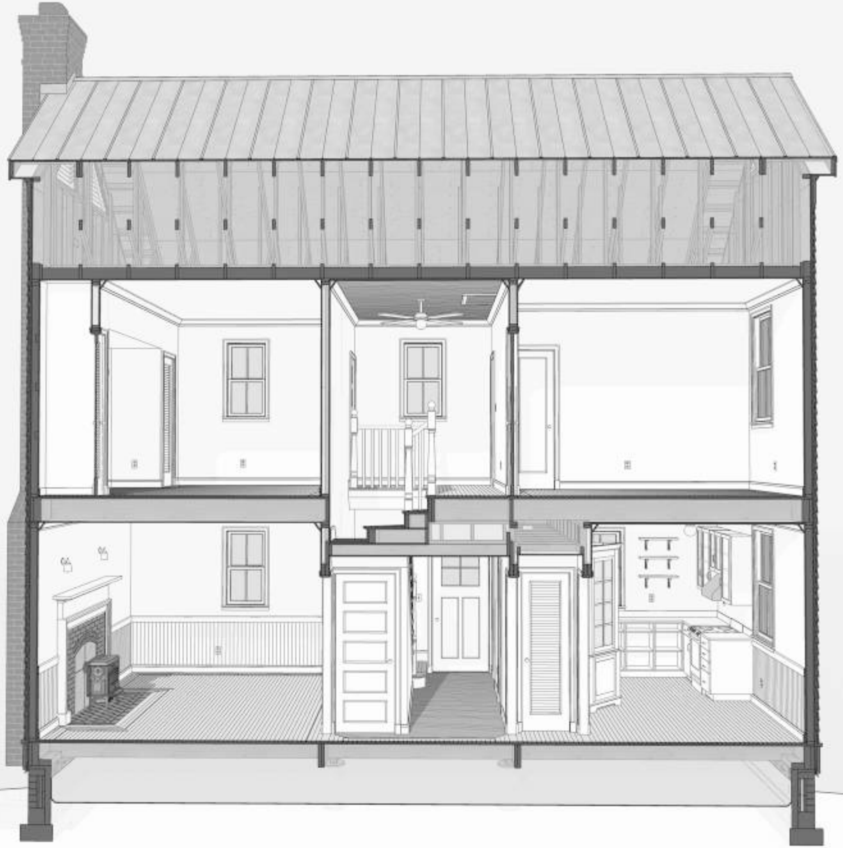




The Dollhouse Section

This section slices through almost every room in the house, revealing the simplicity of the massing and spatial organization.

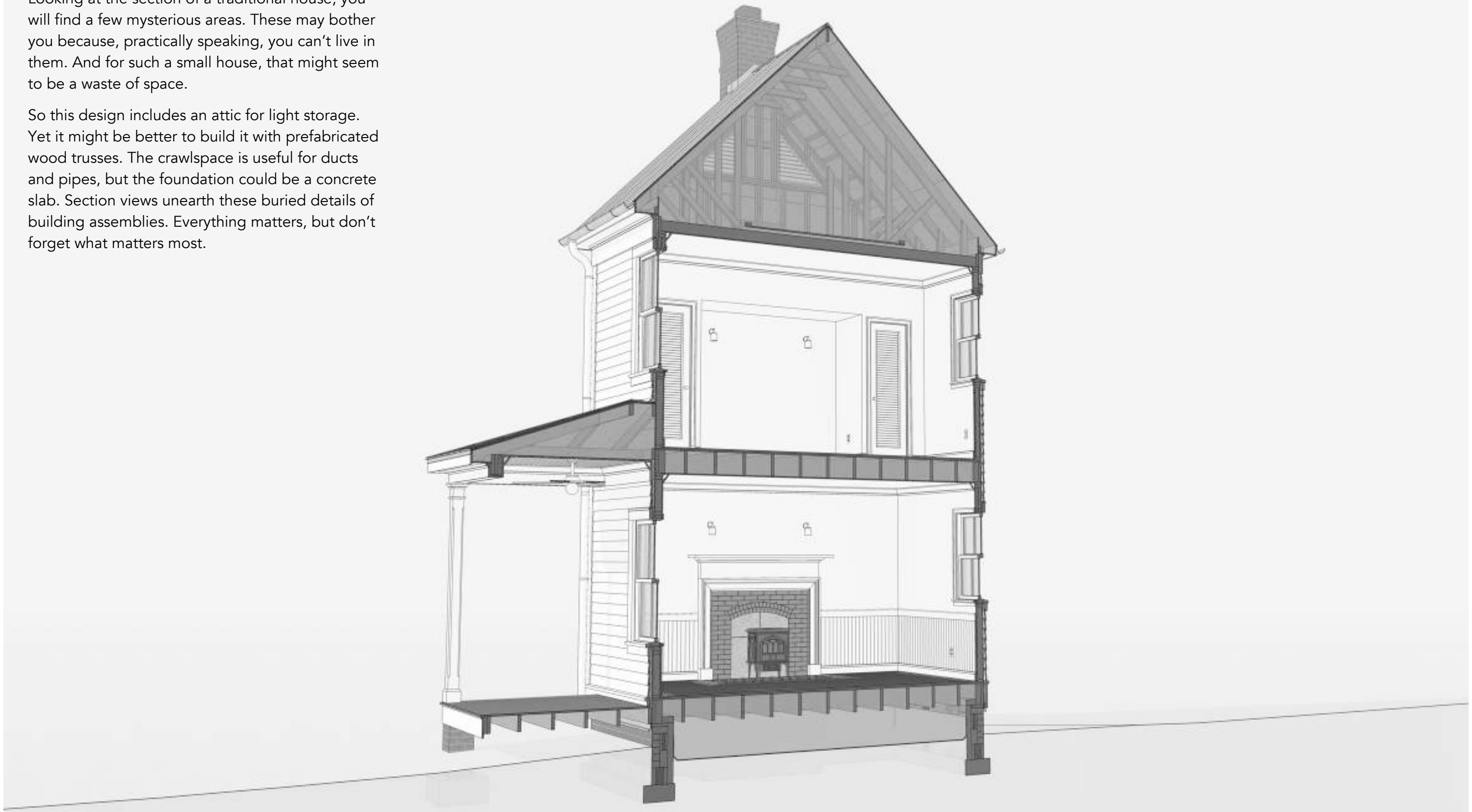
Despite the heavy marketing of open-plan houses, a compartmentalized room layout allows for more privacy and versatility of uses. The living room can easily become a guest bedroom. Add a door to the kitchen, and you can isolate the noises and smells. As every introvert knows, it's nice to have your own room. Make a place for each experience. Let your mind play with all the possibilities.



The Attic and Crawlspace

Looking at the section of a traditional house, you will find a few mysterious areas. These may bother you because, practically speaking, you can't live in them. And for such a small house, that might seem to be a waste of space.

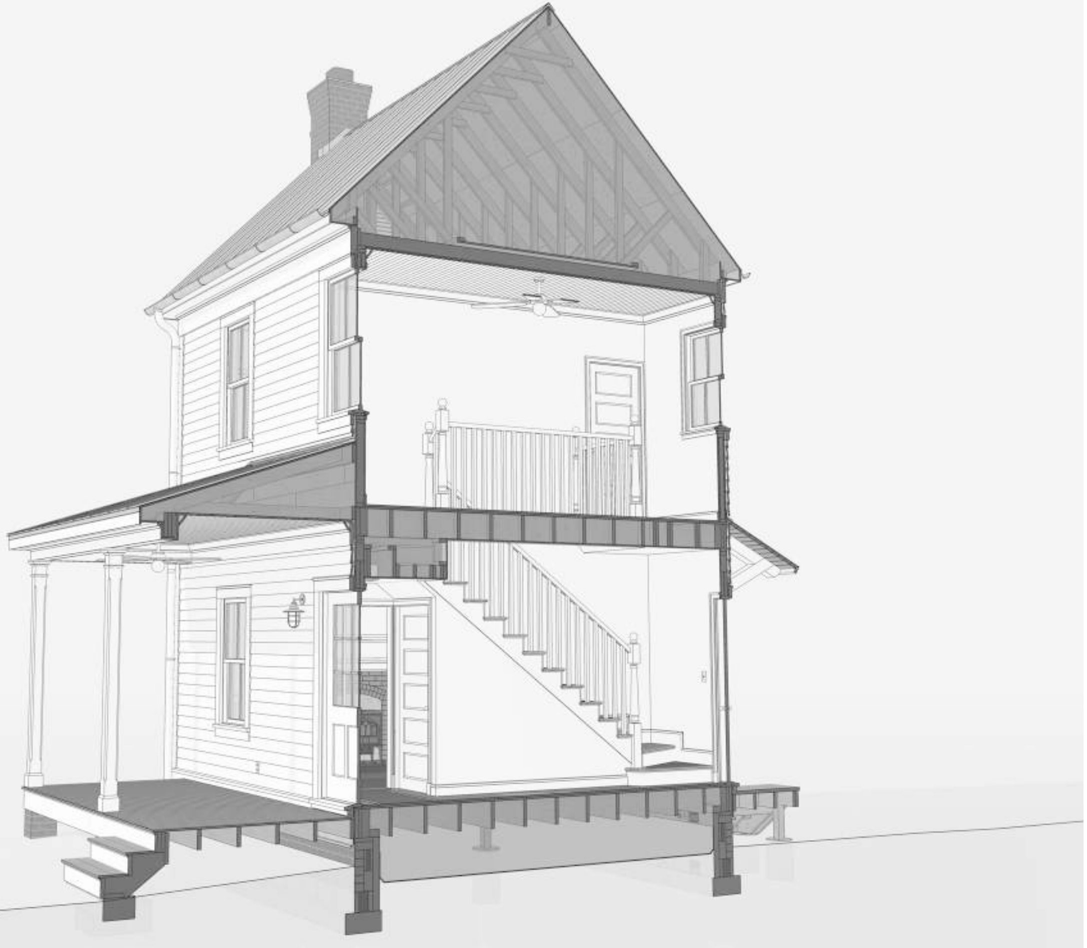
So this design includes an attic for light storage. Yet it might be better to build it with prefabricated wood trusses. The crawlspace is useful for ducts and pipes, but the foundation could be a concrete slab. Section views unearth these buried details of building assemblies. Everything matters, but don't forget what matters most.

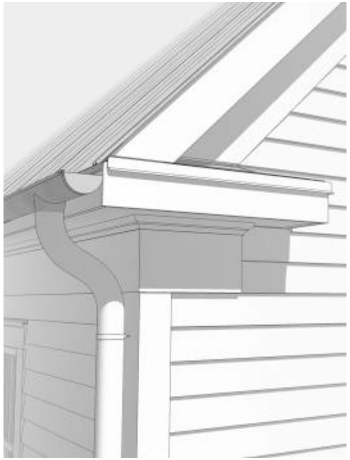


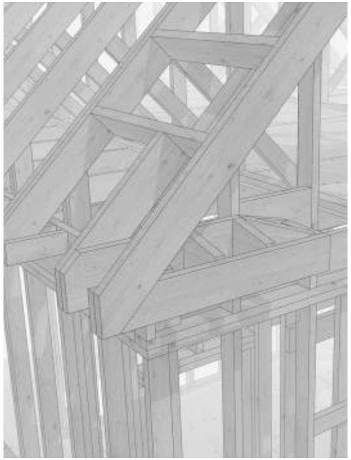
Section Through the Central Hall

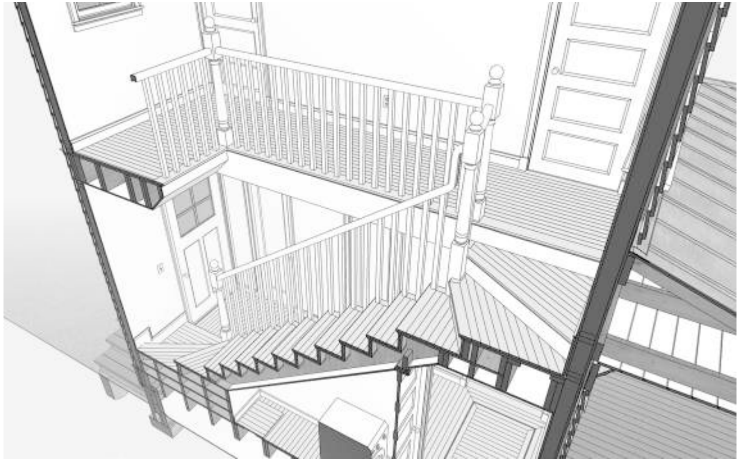
Each room is connected through the central hall. At the top of this space, a ceiling fan stirs the air, aiding the cross-ventilation between the windows. The hall is wide enough to have some bookshelves. Your family photos can be hung on the wall.

Perhaps these rooms should be shown furnished. That would give an improved sense of scale, and a better feeling for how you can live here. So if you are inclined, take a pencil to these drawings. You have every right to make these pages your own. Add some trees and a garden outside. Give the porch a rocking chair. Draw yourself in.





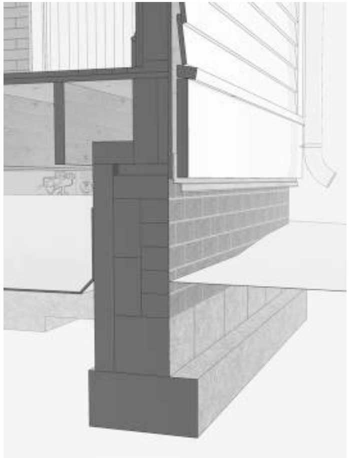


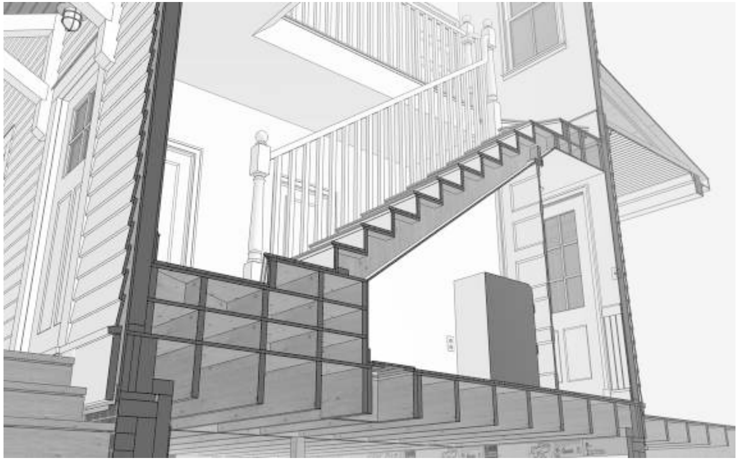


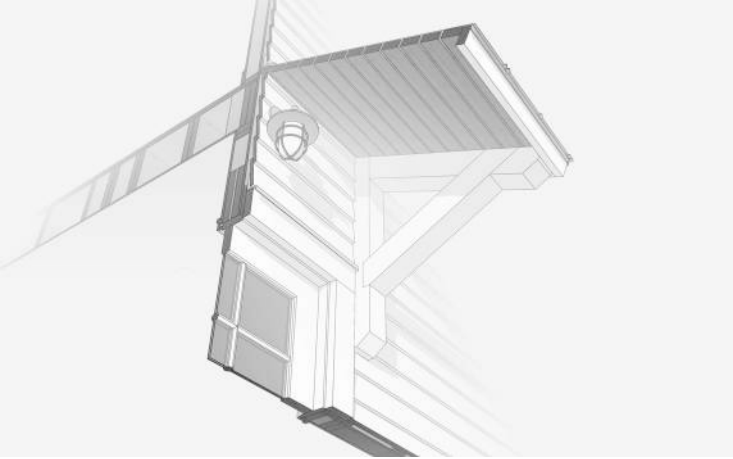
Construction Details

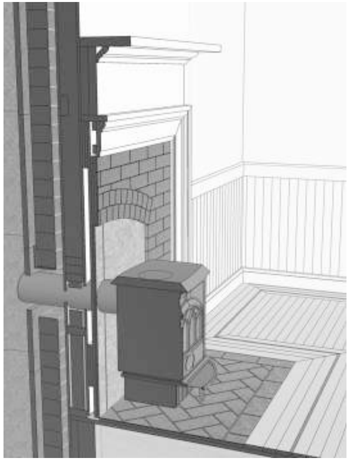
As a rule of thumb, the more you zoom in to a design, the more helpful it is to see a 3D view. A site plan can be read as easily as a map; but for details, 2D orthographic line drawings are a lousy form of representation. Even the most experienced architects repeatedly fail to see ridiculous drawing errors (and they rarely have the humility to admit it). Conventional technical drawings are so unintuitive and error-filled that many builders prefer not to look at them. This book demonstrates the failings of architectural graphic standards compared to the relative clarity of 3D imagery.

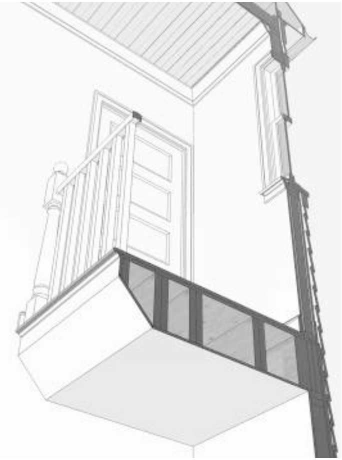
Buildings are the product of many decisions. In these drawings, the details can be described at length, but hopefully each can speak for itself. If not, consider it a mystery, puzzle, or game. You get extra points if you find any errors.

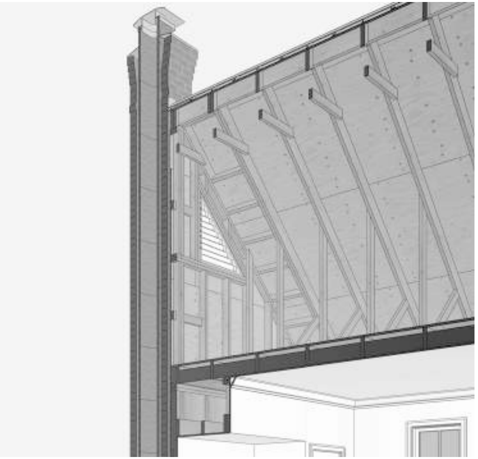


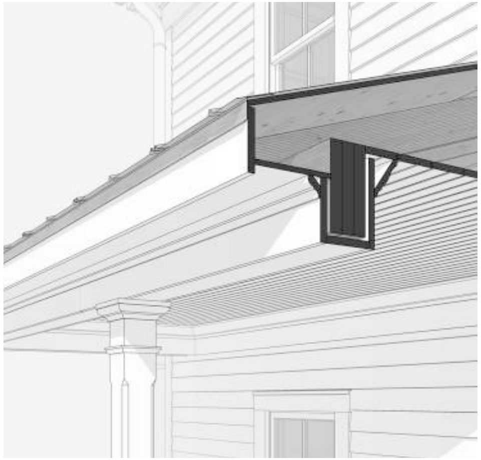


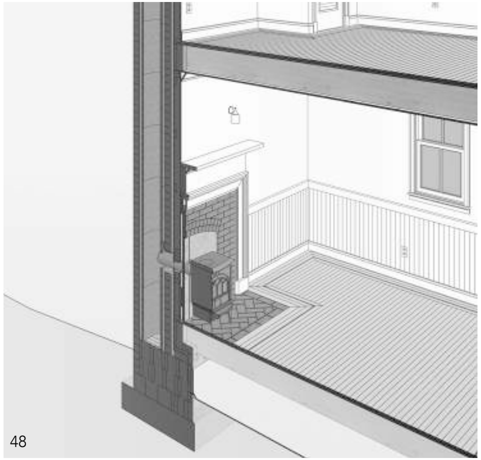


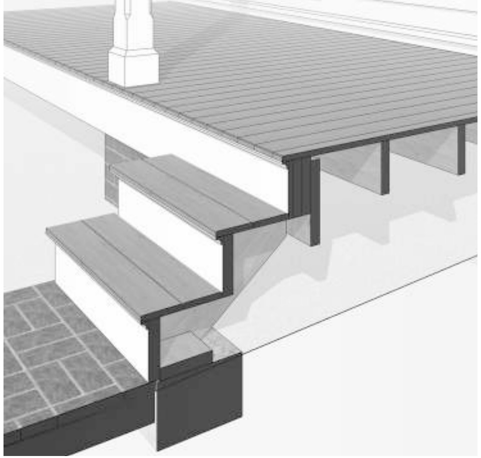


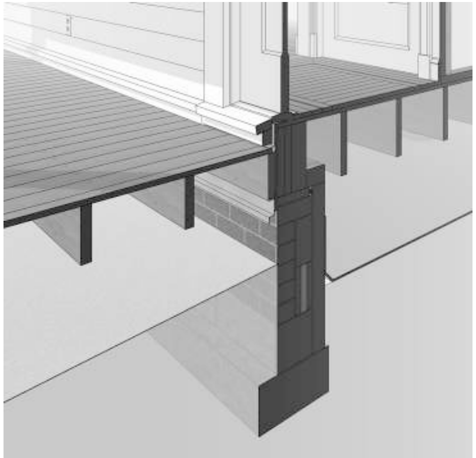


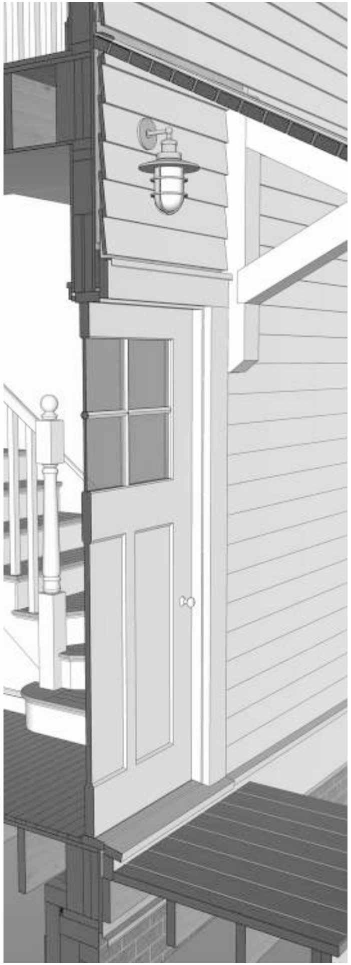












Fixtures & Finishes

An Efficient Woodstove

Jotul F3 CB

This stove takes up minimal space and can meet stringent emissions and efficiency requirements. Gas fireplaces are an easy compromise, but a subtle smoky scent is a cue for nostalgia. Smells are great at bringing back memories.

Thin Brick Veneer

Glen-Gery

Though occasionally used poorly, reclaimed thin bricks can provide a beautiful fireproof backing for a wood stove. Requiring little space or structure, they are applied to a surface in much the same way as ceramic tiles.

Tankless Water Heater

Stiebel/ Eltron Mini

Instead of having a massive water tank that wastes energy in the middle of the night, this requires less space and provides hot water when you want it. No need to let the shower run for minutes as it heats up.

Washer/Dryer Combo

Haier HWD1600BW

Commonly used in apartments, this machine washes and dries, so you don't need to move soggy clothing from one machine to another. You can also hide it in a closet since it is ventless. Small homes need such small luxuries.

Bathroom/Kitchen Fixtures

A Refrigerator That Fits

Blomberg BRFB1042SS

Some refrigerators are built like tanks. They occupy an enormous amount of space. This one can fit well inside small houses without sacrificing any functionality. It also lives up to many energy requirements.

Inexpensive Cabinetry

IKEA Sektion

You're not expected to put this together by yourself, but you can. Use glass doors for the upper kitchen cabinets. On the north wall, use 12-inch wall cabinets as floor units, which gives you more storage and countertop space.

Space-Conscious Toilet

Aquia Wall Hung Toilet CT418F

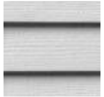
The powder room on the first level is tiny, but the mirror wall will make it seem twice as large. In the other bathroom, you'll have more choices for a toilet. But space is very constrained in this water closet.

Compact Corner Sink

Elizabethan Classics ETCB Basin

That tiny half bath needs the most compact fixtures that you can find. Required clearances demand small fixtures, like this little sink. Be sure to verify that the clearances meet your local code requirements.

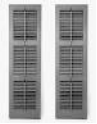
Exterior Materials



Fiber Cement Clapboard Siding

James Hardie Artisan Lap Siding

Don't use vinyl or aluminum siding. Hardieboard is fairly cheap and easy to detail. More practical than wood siding, it is more consistent and stable, needing less painting. It has a very long lifespan because it resists bugs, rot, and fire.



Operable Window Shutters

Timberlane Louvered Shutters

Fake, screw-on window shutters are as corny as clip-on ties. Real shutters are functional. They provide shade, privacy, and protection. Use board & batten shutters for a low-cost alternative. Or use none at all.

Galvalume Roofing

5V Metal Roof Panels

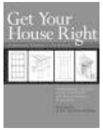
Though standing seam roofing may be preferable for its appearance and durability, 5V roof panels are usually less expensive. These galvalume panels give you that relaxing sound of rain on a tin roof.

Bricks that feel authentic

Old Carolina Brick Company

Don't use machine-made bricks that are wire cut, with a scratchy surface. Sand-faced or handmade bricks give an authentic feel. This attention to materiality makes a major difference in the overall impression of a house.

Further Reading



Marianne Cusato & Ben Pentreath

Get Your House Right

It isn't easy to design authentic traditional houses. Such designs are more than just a checklist of features. This book shows how some decisions are the difference between an elegant house and a sad joke.

Steve Mouzon & Susan Henderson

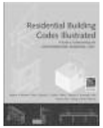
Traditional Construction Patterns

Everything is a detail. You might not know why a house looks old, but it often relates to proportions. This book explains the do's and don'ts of traditional design. It is easy to fail at this, so don't rely too much on your intuition.

Christopher Alexander, et al.

A Pattern Language

This classic book demonstrates the best way to communicate designs — based on timeless desires, not flashy fashions. Its melodramatic opinions are great at sparking ideas, but don't try to implement every idea at once.



Winkel, Collins, Juroszek, and Ching

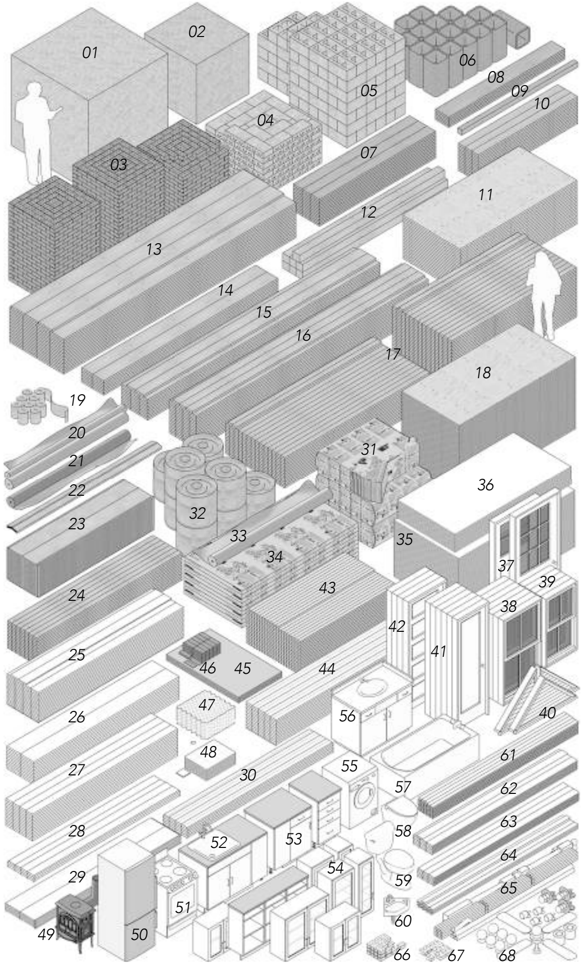
Residential Building Codes Illustrated

The law can be illegible. This book clarifies building codes with visual diagrams. All jurisdictions have their own requirements, but most of them are only derivations of the IRC, as depicted in this book.

A Concise Bill of Materials

This short list can be useful for quick cost estimating. It does not include everything, and changes must be expected due to your unique site and circumstances. Counted by disassembling the digital model, precise numbers are a benefit of simulating the construction. Add another 5-10% to account for inevitable waste.

01	**Concrete**	6.0 cu yd
02	**Mortar**	48 cu ft
03	**Bricks (Size: Modular)**	2790
04	**4″ CMUs (4x8x16)**	132
05	**8″ CMUs (8x8x16)**	164
06	**12x12x24 Chimney Tube**	17
07	**2x8 PT Lumber (Porch Joists)**	386 ft
08	**2x12 PT Lumber (Ext. Stairs)**	35 ft
09	**4x4 PT Post (Foundation)**	8 ft
10	**Porch Decking (1x6 T&G)**	237 sq ft
11	**Plywood Subflr (.75″x48x96)**	43
12	**6x6 Lumber (Posts, Brackets)**	67 ft
13	**2x12 Lumber (Joists, etc)**	1124 ft
14	**2x10 Lumber (Porch Beams)**	163 ft
15	**2x8 Lumber (Stairs, etc)**	513 ft
16	**2x6 Lumber (Rafters, etc)**	1068 ft
17	**2x4 Lumber (Walls, etc)**	(331 studs) 5227 ft
18	**Ext. Sheathing (.5″x48x96)**	104
19	**Metal Flashing (all types)**	436 ft
20	**Building Wrap**	2147 sq ft
21	**Roofing Felt**	1137 sq ft
22	**Bulbed Ridge Cap**	56 ft
23	**Metal Roof Panels**	1149 sq ft
24	**1x4 Spacers (Rainscreen)**	1888 ft
25	**Clapboard Siding**	1416 sq ft
26	**2x12 Ext. Board (Frieze, etc)**	213 ft
27	**2x6 Siding (Surrounds, etc)**	514 ft
28	**1x6 Ext. Panels (Fascia, etc)**	257 ft
29	**.5x12 Ext. Panels (Soffit, etc)**	252 ft
30	**Beadboard Porch Ceiling**	178 sq ft



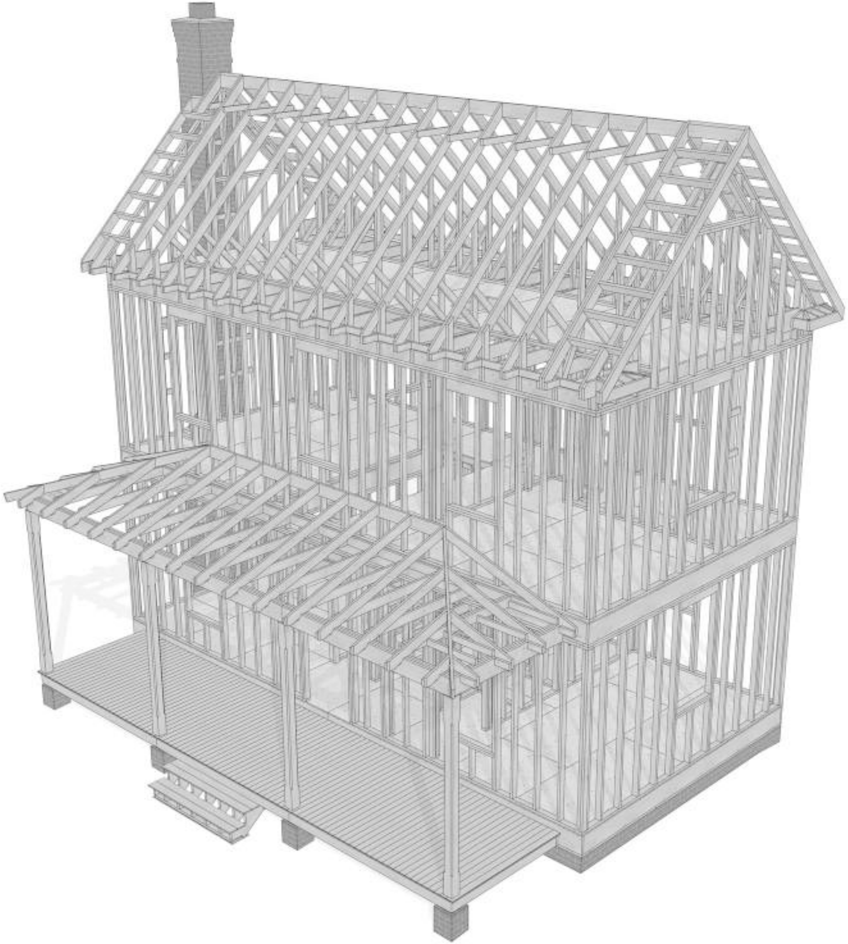
31	**Wall Insulation (15x96 Batts)**	156
32	**Roof Insulation (23″ Rolls)**	249 ft
33	**Crawlspace Vapor Barrier**	520 sq ft
34	**Rigid Insulation (3″x48x96)**	9
35	**Gyp Board Walls (.5x54x96)**	84
36	**Gyp Bd Ceilings (.5x48x96)**	28
37	**Exterior Doors**	2
38	**30x60 Windows**	7
39	**24x48 Windows**	5
40	**Attic Vents (end walls)**	3
41	**24x68 Interior 1-Panel Doors**	6
42	**30x68 Interior 5-Panel Doors**	4
43	**Wood Flooring**	838 sq ft
44	**Interior Beadboard**	530 sq ft
45	**Cement Board (.5″x36x60)**	9
46	**Thin Brick Veneer**	25 sq ft
47	**Bathroom Floor Tile**	64 sq ft
48	**Bathroom Wall Tile**	52 sq ft
49	**Woodstove**	1
50	**Refrigerator**	1
51	**Stovetop/Oven**	1
52	**Kitchen Sink**	1
53	**Floor Cabinets (24″ units)**	3
54	**Wall Cabinets (12″ units)**	10
55	**Washer/Dryer Combo**	1
56	**Upstairs Vanity**	1
57	**Bathtub**	1
58	**Wall-hung WC Toilet**	1
59	**Upstairs Toilet**	1
60	**Corner Sink**	1
61	**Int. Door/Window Surrounds**	727 ft
62	**Crown Moldings**	308 ft
63	**Baseboard Moldings**	291 ft
64	**Bed Moldings**	167 ft
65	**Stair (posts, balusters, railing)**	5, 48, 24 ft
66	**Electrical Outlets (all types)**	34
67	**Electrical Switches (all types)**	13
68	**Light Fixtures (all types)**	16

Construction. Conclusion.

Plans are only the beginning. They might change, but you still need them. By revealing afterthoughts, plans help you fix things before they get expensive.

Plans also help you determine what you truly want. A hierarchy of desires hides within the choices you make. And though you may choose not to live in a small farmhouse, these plans can still prepare you to discover the home of your dreams.

If you don't know what you're looking for, you'll never find it. That's why examples are so important. I hope this exemplary set of architectural drawings enlightens you about the design of the built world, and inspires you to make it better.



About the Designer/Author

Jay Osborne *is an artist who designs buildings. For many years, he has worked as an architectural designer on an extraordinary variety of structures. Having widened his perspective after traveling to more than 52 countries, he now wants to design homes and communities that improve the lives of as many people as possible.*